

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

1

Owner 1: JOSEPHS JONATHAN

Owner 2: JOSEPHS MADHU SHEILA

Owner 3:

Street 1: 15 CHANDLER ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: TODD KATHRYN S -

Owner 2: -

Street 1: 15 CHANDLER ST #1

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	653,800			653,800		220684
							GIS Ref
							GIS Ref
							Insp Date
							05/14/18
Total Card	0.000	653,800			653,800	Entered Lot Size	
Total Parcel	0.000	653,800			653,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	434.42	/Parcel:	434.4	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	644,100	0	.		644,100	644,100	Year End Roll	12/18/2019
2019	102	FV	596,500	0	.		596,500	596,500	Year End Roll	1/3/2019
2018	102	FV	528,400	0	.		528,400	528,400	Year End Roll	12/20/2017
2017	102	FV	482,400	0	.		482,400	482,400	Year End Roll	1/3/2017
2016	102	FV	482,400	0	.		482,400	482,400	Year End	1/4/2016
2015	102	FV	446,300	0	.		446,300	446,300	Year End Roll	12/11/2014
2014	102	FV	426,300	0	.		426,300	426,300	Year End Roll	12/16/2013
2013	102	FV	426,300	0	.		426,300	426,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TODD KATHRYN S,	156-104	2	12/9/2019		716,000	No	No		
FRIEL JAMES P,	128-44		10/28/2013		500,000	No	No		
DEVELOPMENT WEL	U70-88		12/15/2000		374,900	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2009	162	Redo Bat	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
5/14/2018	Measured	DGM	D Mann
5/24/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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USER DEFINED

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date	Time
12/11/20	04:22:21

LAST REV

Date	Time
01/23/20	10:20:27

mmcmakin
14532

!14532!

Type:	99 - Condo Conv			
Sty Ht:	2A - 2 Sty +Attic			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	BEIGE			
View / Desir:	N - NONE			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact: .
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2			Baths: 2			HB				

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.000000000
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.34767437
Const Adj.:	0.98010004
Adj \$ / SQ:	389.652
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	888264
Depreciation:	234502
Depreciated Total:	653762

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	514.34	
Special Features:	0	Val/Su Net:	434.42	
Final Total:	653800	Val/Su SzAd	434.42	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 006.A-0003-0004.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,505	389.650	586,427	
Net Sketched Area:		1,505	Total:	586,427	
Size Ad	1505	Gross Are	1505	FinArea	1505

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

